



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

48 Yaley Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Date: May 1, 2024
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Zone Change LUNR-24-17
Tentative Parcel Map T-24-10
Assessor's Parcel Numbers: 063-130-043

The Tuolumne County Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

Applicant: Graciela Fernandez

Owner: Graciela Fernandez and Obdulio Fernandez

Project: The Community Development Department (CDD) and Survey Division of the Department of Public Works have received an application for the following:

Zone Change LUNR-24-17 to rezone a 150.91± acre parcel from A-10 (General Agriculture, 10-acre Minimum) to AE-37 (Exclusive Agriculture, Thirty-Seven Acre Minimum) in conjunction with a Tentative Parcel Map (TPM) under Title 17 of the Tuolumne County Ordinance Code.

Tentative Parcel Map T-24-10 to divide a 150.91± acre parcel into three parcels of 71.22± acre parcel, 37.50± acre parcel and a 42.19± acre.

Location: The project site is located along State Route 108, northeast and northwest of the intersection of SR 108 and Two Mile Bar Road, approximately 10 miles west of the community of Jamestown. The site is located adjacent to the County Line of Tuolumne and Stanislaus Counties. The site is located within a portion of Section 22 & 27, Township 1 South, Range 12 East, Mount Diablo Baseline and Meridian and within Supervisory District 5. Assessor's Parcel Number 063-130-043.

Access: Easement off of State Route 108

Sewage Disposal Method: Septic

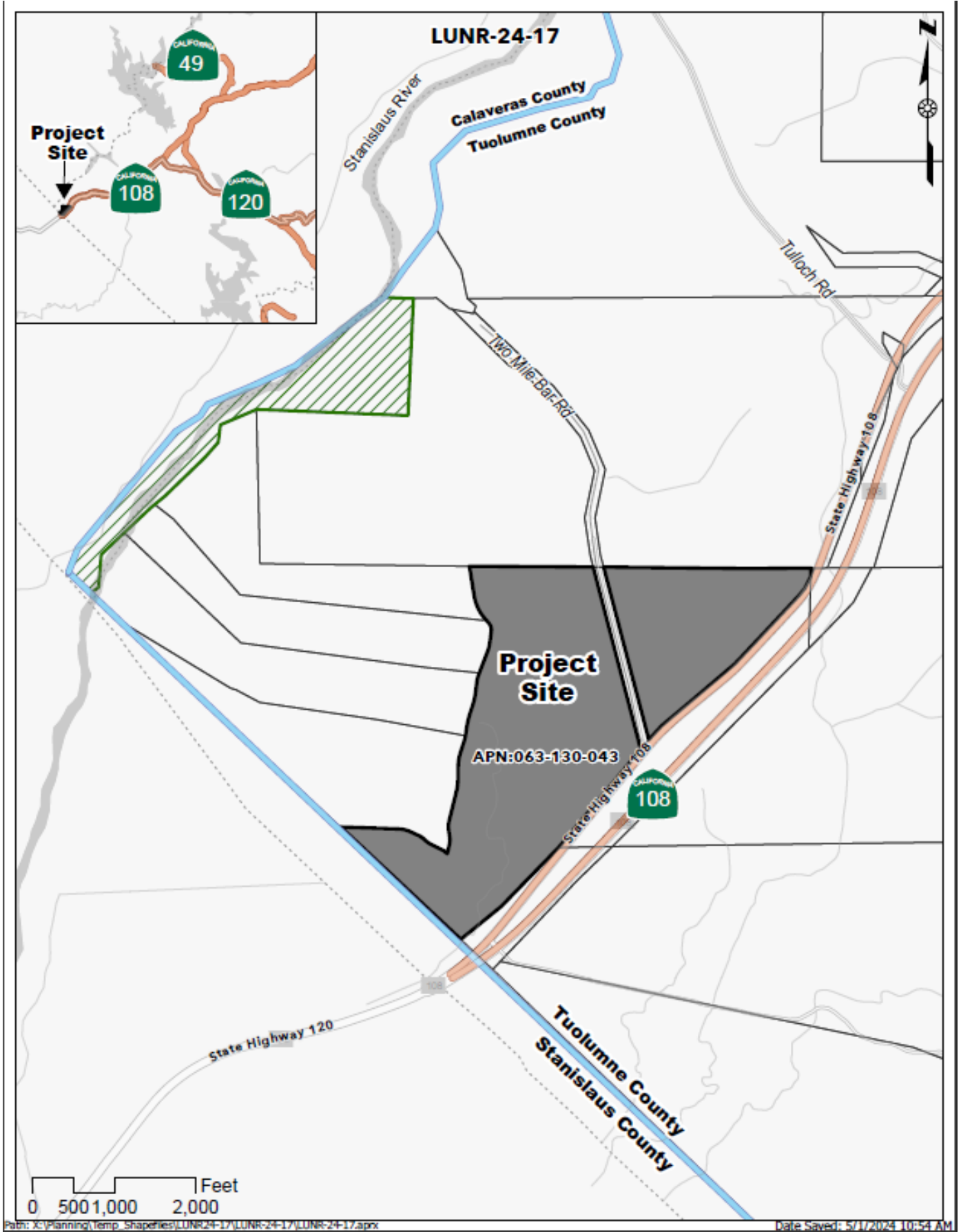
Water Source: Private Well

Fire Hazard Rating: Moderate Fire Hazard Severity Zone

Additional Information:

1. The General Plan land use designation for the project is AG (Agricultural) with 37 gross acres for minimum parcel sizes. The AE-37 zoning is compatible with the AG Land Use and is compatible with surrounding parcels.

Attachment 1: Vicinity Map



Attachment 2
Tentative Parcel Map

